



## Edmonton Alberta

\$1,790,000

Valleyview Crescent - walk out bungalow features over 3,350 sq. feet of living space in one of the City's most prestigious areas, and is located steps away from the River Valley, with its views of the River and Downtown. Original owner Home backs onto the heavily treed Melton Ravine. Lot is 79' x 120'. Step inside to discover vaulted ceilings, massive stone fireplace, stunning views of the Ravine, 5 bedrooms & 4 bathrooms. The main level is 1,704 sq. feet in size. Living and dining room look out to the rear yard. Primary suite is large and has a 4 piece ensuite. 2nd bedroom too. Kitchen opens to a breakfast nook with an eating bar & room for Family meals. Step out to the raised balcony & you'll think you are in the Country. Main floor comes with a 2 piece bath & laundry room and access to the large 24' x 23' double attached garage. The lower level has a huge Recreation room with access to the outdoor patio and yard, 3 good sized bedrooms, a 3 & a 4 piece bath as well. Large utility room & storage area. (id:6769)

Bedroom 3 14.8' x 11.7'

Bedroom 4 11.2' x 11.1'

Bedroom 5 14' x 11.2'

Recreation room 28.1' x 19.1'

Living room 24.7' x 18'

Dining room Measurements not available

Kitchen 14.4' x 12.9'

Primary Bedroom 19.7' x 13.3'

Bedroom 2 11.9' x 11.8'

Breakfast 19.8' x 10.6'

Laundry room Measurements not available

Listing Presented By:



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RE/MAX Excellence

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